



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: November 6, 2018
Placement: Administrative
Estimated Tme: NA
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
 Contact Info: Skip Grey, Assistant Director (805) 568-3083
SUBJECT: Calle Real Campus Master Plan, Second District

County Counsel Concurrence

As to form: NA

Other Concurrence:

As to form: NA

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

- a) Receive and file a staff report on the County's Calle Real Campus Master Plan initiative;
- b) Direct staff to develop a Request for Proposal (RFP) and engage in a selection process for professional master planning related services; and
- c) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to sections 15378(b) (4) and 15378(b) (5) of the CEQA Guidelines, because they consist of administrative activities of government that will not result in direct or indirect physical changes in the environment, and direct staff to file of a Notice of Exemption on that basis.

Summary Text:

In 2003, the County developed the Calle Real Campus Urban Design Guidelines, which documented the history of the existing facilities, and, in conjunction with the Countywide Facilities Policy Framework – County Facilities Master Planning document, endeavored to establish the structure by which future facilities would be planned and implemented. Since that time, the County has added facilities to most every campus, and has been challenged, particularly at the Calle Real campus, with what steps to next take in order to:

- maximize vacant space
- eliminate buildings beyond their useful lives which would be more economical to build new

- re-align the facilities plan with Renew 2022 initiatives in order to best serve the County's constituents, staff, and stakeholders.

Moreover, by employing smart growth strategies and integrating more energy efficient technologies to every facet of campus planning, the County has the opportunity to transform the Calle Real Campus while minimizing, and potentially reducing impacts on the environment. At this time, General Services recommends soliciting proposals for master planning related services, initially for the Calle Real Campus.

Background:

The County is seeking to develop a long term facilities master plan for our Calle Real Campus. The plan will have phased implementation, to manage the best use of available existing facilities and land. It will explore the potential of developing various service centers where County residents can receive one stop shop type services for permits, licenses, etc. Centralizing the majority of County services and departments in a central, easily accessible location fosters collaboration among employees and makes it easier for our citizens to obtain services.

In 1910 the county purchased what is now known as the Calle Real Campus, some 300 acres between Hollister Avenue, south of US Highway 101 and north of Cathedral Oaks (Attachment 1). The first buildings to be constructed were public health care related with a Tuberculosis (TB) hospital, doctor's residence and nurses' quarters. A number of support buildings were also placed on the property at that time which included, barns, chicken coops, laundry and storage sheds; all to support the TB facilities. For the next 146 years, numerous buildings were constructed on the site, ranging from fire stations and clinics to juvenile and adult lock-down facilities, and most recently the Emergency Operations Center.

While the county has been constructing these facilities over time, and has been improving facilities as funding permits, there is an urgent need to revisit the vision for the campus. The County's planning process, as is the case with many public entities, is generally swayed by the availability of State and other funding to repair, alter, and construct new facilities. While this is inevitable with the limited funding available to develop long term facility strategies and actually implement them within foreseeable timeframes, it is only by assembling County Departments, stakeholders, etc. that synergies can be identified to facilitate cohesive strategies and break down silos.

Renew 2022 is all about being innovative, creative and collaborative. In our current work spaces, this can be a challenge since we are spread out in different locations, and occupy buildings that consist of traditional spaces with outdated technology. Many of these buildings were designed decades ago. As we look to begin creating a master plan for the Calle Real Campus, we should be looking at creating innovative spaces in our work places that are more open, transparent and inviting. Our buildings should work to achieve the goals of removing silos between departments by "creating communities," "facilitating collaboration" and "creating serendipitous encounters." Millennials, who are becoming a majority of the County workforce, expect an ideal work environment with spaces that are flexible, social, open, technologically advanced, and environmentally conscious. Achieving this type of environment is difficult with a current facility portfolio that is aging and spread out. The traditional hierarchal office structure emphasizes individual work, not necessarily ideal for sharing and working together.

A master planning effort will explore how we can achieve all of the above and also leverage the County's valuable downtown Santa Barbara real estate. It might be possible, for instance, to unlock the value of the County's downtown property by eventually planning a new County Administrative and Civic Center that could be built at our Calle Real Campus. There may be the potential for allowing a privately developed mixed use or other real estate development in our downtown space.

In order to begin the process, staff recommends a qualifications based selection (QBS) of a firm possessing the expertise, with available resources, and most capable of providing master planning related services. It is anticipated that the scope of work will be phased to initially include the Calle Real Campus, but be expandable to include the Downtown and Betteravia campuses at the appropriate junctures, funding permitting, and upon successful delivery of services by the selected firm.

With approval of the recommendations, General Services will develop a request for proposal, commence the solicitation process, and anticipates returning to the Board with a recommendation by early 2019.

CEQA:

The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b) (4), (b) (5). Projects identified in the master plan will be analyzed individually under CEQA.

Fiscal and Facilities Impacts:

Budgeted: N/A

Fiscal Analysis:

Narrative:

Upon return to the Board with a recommended contract award, general Services will be prepared to address the cost, proposed funding, phasing, and other fiscal aspects of the master plan.

Staffing Impacts:

None

Attachments

1. Map of Calle Real Campus
2. CEQA Exemption

Authored by:

Celeste Manolas, Capital Projects Manager, General Services Department